150.0	0003	0001.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	807,300 / 807,300
					USE VALUE:	807,300 / 807,300
					ASSESSED:	807,300 / 807,300

PROPERTY LOCATION

No	Alt No	Direction/Street/City
158		ROBBINS RD, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	FLETCHER LYNN M LIFE ESTATE
Owner 2:	
Owner 3:	
Street 1:	158 ROBBINS ROAD
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02476 Type:

PREVIOUS OWNER

Owner 1:	FLETCHER LYNN M -
Owner 2:	-
Street 1:	158 ROBBINS ROAD
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02476

NARRATIVE DESCRIPTION

This parcel contains 4,093 Sq. Ft. of land mainly classified as One Family with a Old Style Building built about 1931, having primarily Vinyl Exterior and 2231 Square Feet, with 1 Unit, 1 Bath, 1 3/4 Bath, 0 HalfBath, 6 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	4093.000	373,100		434,200	807,300
Total Card	0.094	373,100		434,200	807,300
Total Parcel	0.094	373,100		434,200	807,300

Source: Market Adj Cost | Total Value per SQ unit /Card: 361.86 | /Parcel: 361.8

Legal Description

Entered Lot Size	
Total Land:	
Land Unit Type:	

User Acct	98940
GIS Ref	
GIS Ref	
Insp Date	03/10/18

Patriot Properties Inc.

PREVIOUS ASSESSMENT

Parcel ID: 150.0-0003-0001.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	373,500	0	4,093.	434,200	807,700	807,700	Year End Roll	12/18/2019
2019	101	FV	286,200	0	4,093.	407,100	693,300	693,300	Year End Roll	1/3/2019
2018	101	FV	231,800	0	4,093.	336,500	568,300	568,300	Year End Roll	12/20/2017
2017	101	FV	231,800	0	4,093.	309,400	541,200	541,200	Year End Roll	1/3/2017
2016	101	FV	231,800	0	4,093.	282,300	514,100	514,100	Year End	1/4/2016
2015	101	FV	219,100	0	4,093.	276,800	495,900	495,900	Year End Roll	12/11/2014
2014	101	FV	219,100	0	4,093.	257,300	476,400	476,400	Year End Roll	12/16/2013
2013	101	FV	219,100	0	4,093.	244,800	463,900	463,900		12/13/2012

!11730!

PRINT

Date	Time
12/11/20	01:52:08

LAST REV

Date	Time
07/23/18	10:06:28
apro	
11730	

USER DEFINED

Prior Id # 1:	98940
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

SALES INFORMATION

TAX DISTRICT | PAT ACCT.

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
FLETCHER LYNN M	64350-408		10/10/2014	Convenience	1	No	No		
NIVENS SCOTT/ET	25412-71		6/15/1995		229,900	No	No		Y

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
8/10/2010	975	Demo gar	7,000					
7/16/2010	838	Addition	32,000					21X23 ADDITION

ACTIVITY INFORMATION

Date	Result	By	Name
3/10/2018	Inspected	BS	Barbara S
2/24/2018	MEAS&NOTICE	HS	Hanne S
3/14/2011	Info Fm Prmt	BR	B Rossignol
11/8/2008	Meas/Inspect	345	PATRIOT
1/5/2000	Inspected	197	PATRIOT
12/9/1999	Mailer Sent		
11/19/1999	Measured	268	PATRIOT
9/1/1991		PM	Peter M

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		4093		Sq. Ft.	Site		0	80.	1.33	9									434,231						434,200	

Total AC/HA: 0.09396 | Total SF/SM: 4093 | Parcel LUC: 101 | One Family | Prime NB Desc: Brackett | Total: 434,231 | Spl Credit | Total: 434,200

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	15 - Old Style		
Sty Ht:	2 - 2 Story		
(Liv) Units:	1	Total:	1
Foundation:	2 - Conc. Block		
Frame:	1 - Wood		
Prime Wall:	4 - Vinyl		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	YELLOW		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1931	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:	G19	Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:	1		
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	5 - Steam		
# Heat Sys:	1		
% Heated:	100	% AC:	100
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	1	Rating:	Good
A Bath:		Rating:	
3/4 Bath:	1	Rating:	Good
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:	1	Rating:	Fair

OTHER FEATURES

Kits:	1	Rating:	Good
A Kits:		Rating:	
Frpl:	1	Rating:	Average
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	GD - Good	18.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	18.6	%

CALC SUMMARY

Basic $ / SQ:	130.00
Size Adj.:	1.12064099
Const Adj.:	0.98000199
Adj $ / SQ:	142.770
Other Features:	90583
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	458406
Depreciation:	85263
Depreciated Total:	373142

COMMENTS

SCUTTLE. OF=SINK IN BMT.

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	6	BRs:	3	Baths:	1	HB	

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	6	3	M
Totals			
1	6	3	

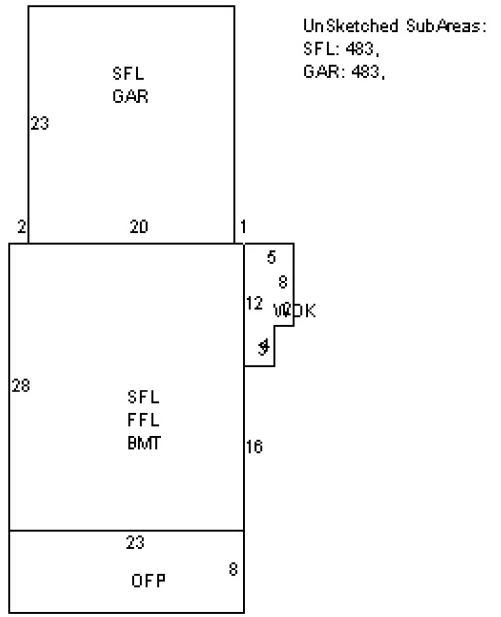
COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val

Juris. Factor:	1.00	Before Depr:	142.77
Special Features:	0	Val/Su Net:	92.03
Final Total:	373100	Val/Su SzAd	167.23

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
SFL	Second Floor	1,587	142.770	226,576
GAR	Garage	943	17.300	16,312
BMT	Basement	644	42.830	27,583
FFL	First Floor	644	142.770	91,944
OFP	Open Porch	184	24.960	4,592
WDK	Deck	52	15.680	815

Net Sketched Area:	4,054			Total:	367,822
Size Ad	2231	Gross Are	4054	FinArea	2231

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

PARCEL ID

150.0-0003-0001.0

SPEC FEATURES/YARD ITEMS

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value

More:	N	Total Yard Items:		Total Special Featues:		Total:	